

**LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**for March 18, 2015 PLANNING COMMISSION MEETING**

**PROJECT #:** Use Permit #15005 - Firethorn Corporate Center

**PROPOSAL:** To allow a 225,000 square foot office park, that could alternately be developed as a 150-unit apartment complex

**LOCATION:** South 84<sup>th</sup> and Van Dorn Streets

**LAND AREA:** 17.93 acres, more or less

**WAIVERS:** To adjust internal setbacks to 0'.

**CONCLUSION:** The Future Land Use Map was updated with the 2040 Comprehensive Plan to designate the area at the intersection Of South 84<sup>th</sup> and Van Dorn Streets for commercial land uses. The waiver to internal setbacks is typical and appropriate, given a 20' setback is maintained at the boundary of the use permit with one exception. The east boundary line where the use permit is adjacent to tennis courts and a parking lot, the setback is 0'. This request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan

<b>RECOMMENDATION:</b>	
UP#15005	Conditional Approval
Waiver to internal setbacks to 0'	Approval

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** See attached legal description.

**EXISTING LAND USE:** Undeveloped, Office

**SURROUNDING LAND USE AND ZONING:**

North:	Agriculture	AG
South:	Office	O-3
East:	Golf Course	AGR (R-1 proposed)
West:	Residential, Commercial	R-3

### **ASSOCIATED APPLICATIONS:**

AN#15003 - A request to annex approximately 60 acres, which includes both the land involved in this request and that of the amendment to the Firethorn CUP, SP#872H.

CZ#15005 - A change of zone from AGR to O-3 and from O-3 to R-1 to accommodate the land exchange between this use permit and the Firethorn CUP.

SP#872H - An amendment to the Firethorn CUP to include 42 additional dwelling units and an outdoor recreation facility.

### **ANALYSIS:**

1. This request is associated with the annexation, change of zone, and amendment to the special permit for the Firethorn CUP. It comes out of the same area now being used for golf course fairways, but which is being converted for use for office space, an outdoor recreational facility, and 42 single-family dwellings.
2. The site plans shows 8 lots being created, all surrounded by outlots to be used for parking and open space. A total of 225,000 square feet of floor area is shown, distributed over the 8 lots. Access is provided by a private roadway which extends through the office park, and will be owned and maintained by a property owners association.
3. A waiver to adjust all internal setbacks for Lots 1-8 to 0' is requested. All lots are surrounded by common outlots which will be used for parking and open space. This is offset by a minimum 20' setback shown at the boundary of the use permit which ensures a minimum separation from adjacent uses (with one exception), and also provides adequate areas for screening and landscaping. The one exception is the east line of the use permit. The setback along this line is also reduced to 0', as it is adjacent to tennis courts and a parking lot.
4. The use permit seeks the right to reserve the option to develop the site for apartments instead of office buildings. It is noted that there is a gas pipeline in South 84<sup>th</sup> Street, where the Health Department recommends that there be no residential uses within what is defined as the Pipeline Planning Area. This area extends 175' either side of the pipeline, and is delineated on the site plan. If apartments develop on this site, they cannot be located in this area, the understanding of which is stated in Note #23. The apartment layout is to be approved by administrative amendment, at which time the adjacent property owners will be notified.

5. The Future Land Use Map of the Comprehensive Plan was revised with the 2040 update to designate commercial land uses for the area of this use permit. This request complies with the requirements of the Zoning Ordinance and is consistent with the Comprehensive Plan.

**CONDITIONS:**

This approval authorizes a use permit for up to 225,000 square feet of office floor area with a waiver to internal setbacks, or 150 apartment units.

Site Specific:

1. The permittee shall complete the following instructions and submit four copies of the revised documents and plans to the Planning Department for review and approval.
  - 1.1 Revise the site plan to include a note which states "Front, side and rear setbacks for Lots 1-8 are adjusted to 0'. Setbacks are designated for Outlots A and C and are as shown on the site plan.
  - 1.2 Add a note which states "Parking shown is conceptual, but to be provided in compliance with LMC at the time of building permit.
  - 1.3 Revise Note #10 so the second line of the note reads "...SIGNS, LANDSCAPING, AND SCREENING SHALL COMPLY WITH THE O-3 ZONING DISTRICT AND SHALL BE SHOWN AT THE TIME OF..."
  - 1.4 Delete the 'Parking Calculations' table.
  - 1.5 Revise the note in the Waiver Table to state "The front, side and rear setbacks for Lots 1-8 are reduced to 0'.
2. The City Council approves associated requests:
  - 2.1 Annexation #15003.
  - 2.2 Change of Zone #15005.

Standard:

3. The following conditions are applicable to all requests:
  - 3.1 Before occupying the buildings all development and construction is to be in substantial compliance with the approved plans.

- 3.2 All privately-owned improvements, including landscaping and recreational facilities, are to be permanently maintained by the owner or an appropriately established owners association approved by the City.
- 3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 3.5 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.

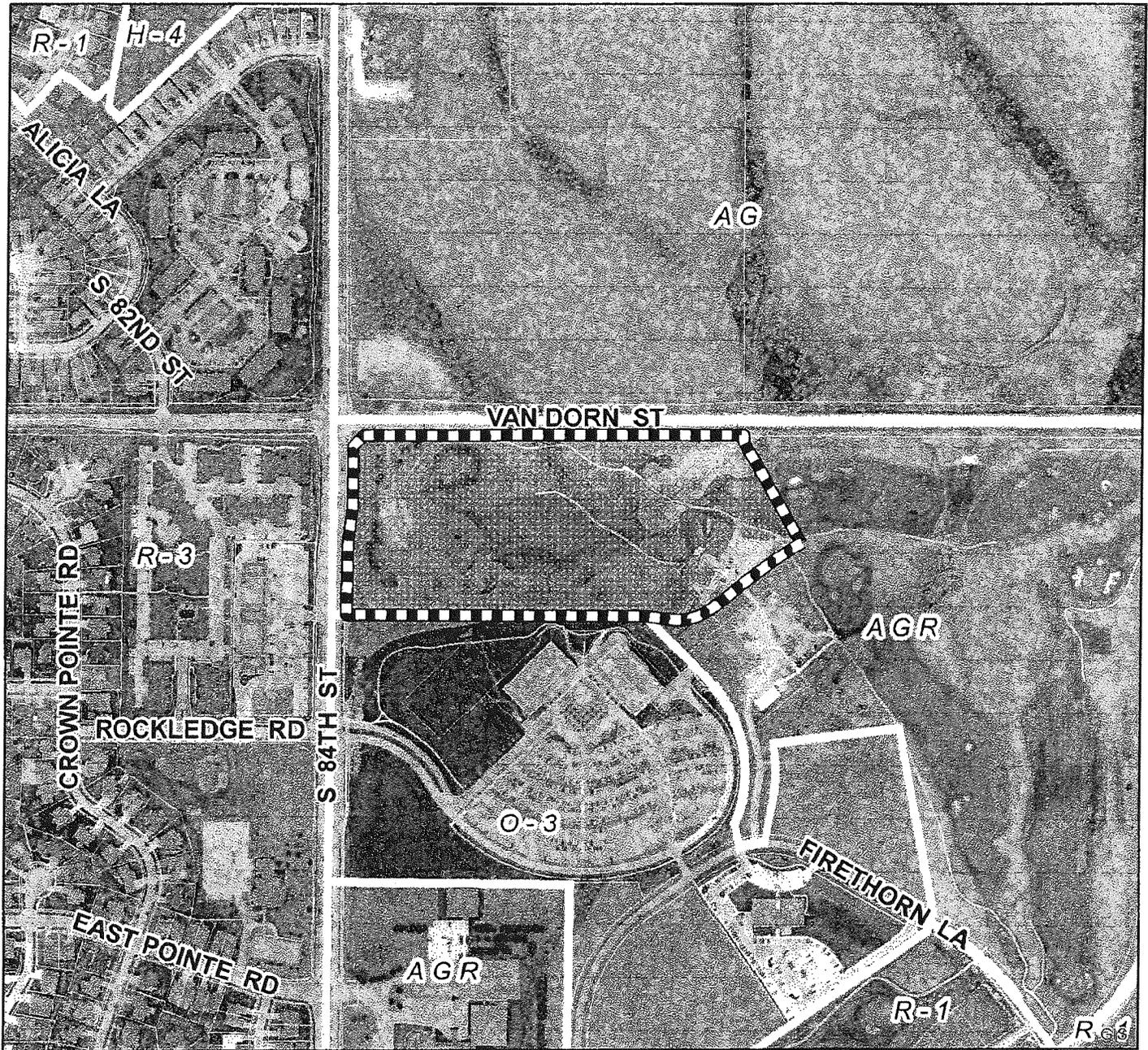
Prepared by:

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Brian Will  
[bwill@lincoln.ne.gov](mailto:bwill@lincoln.ne.gov)  
Planner  
March 3, 2015

**CONTACT:** DaNay Kalkowski  
Seacrest Kalkowski, LLC  
1111 Lincoln Mall  
Lincoln, NE 68508  
402-435-6000

**APPLICANT:** FT Development II, Inc.  
c/o Mark Wible  
9301 Firethorn Lane  
Lincoln, NE 68516  
402-488-6467



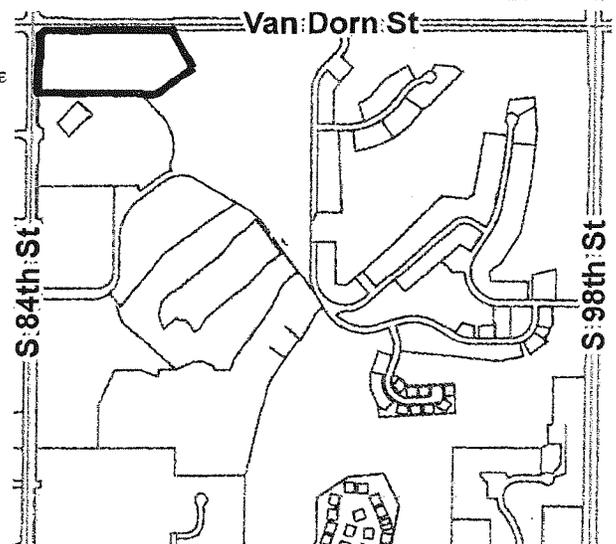
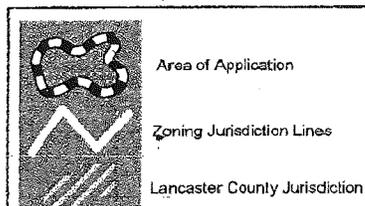
2013 aerial

**Use Permit #: UP15005**  
**Firethorn Corporate Center**  
**S 84th & Van Dorn St**

**Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District

One Square Mile:  
 Sec.02 T09N R07E





GENERAL NOTES

1. ALL PAVING SHALL BE 2" UNLESS OTHERWISE NOTED.
2. ALL DRIVES SHALL BE A MINIMUM 24 FEET WIDE UNLESS OTHERWISE NOTED.
3. ALL STREET INTERSECTIONS ARE AT 90° UNLESS OTHERWISE NOTED.
4. WE ARE REQUESTING A COMMON ACCESS EASEMENT OVER ALL DRIVES AND PARKING STALLS IN OUTLOT "A", AS SUCH DRIVES AND PARKING STALLS MAY EXIST.
5. LOTS MAY BE CREATED WITHOUT FRONTAGE TO A PUBLIC STREET IF THEY HAVE ACCESS TO A PUBLIC ACCESS EASEMENT.
6. THE DEVELOPER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPES SHOWN ON EACH LOT.
7. ADJUSTMENTS IN THE FLOOR AREA OF EACH BUILDING MAY BE MADE AT TIME OF BUILDING PERMIT, PROVIDED THE TOTAL IN THE WHOLE USE PERMIT DOES NOT EXCEED 150 DWELLING UNITS OR 225,000 SQ. FT. OF COMMERCIAL USES UP TO THE TIME THAT THE PROPERTY IS CONNECTED TO THE STEVENS CREEK SANITARY TRUNK SEWER. THE AFOREMENTIONED DWELLING UNITS OR COMMERCIAL FLOOR AREA MAY BE INCREASED BY ADMINISTRATIVE AMENDMENT.
8. THE EXISTING ZONING IS AGR. THE PROPOSED ZONING IS O-3.
9. DIRECT VEHICULAR ACCESS TO S. 24TH STREET & VAN DORN IS RELINQUISHED EXCEPT WHERE SHOWN.
10. SIGNS, LANDSCAPING, AND SCREENING ARE NOT REQUIRED TO BE SHOWN ON THE PLANS. ALL SIGNS SHALL COMPLY WITH THE O-3 ZONING DISTRICT AND SHALL BE SHOWN AT THE TIME OF SIGN AND BUILDING PERMITS, RESPECTIVELY.
11. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY ON FUTURE FINAL PLATS.
12. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
13. SANITARY SEWER MAINS TO BE 8 INCH PIPE SIZE UNLESS OTHERWISE SHOWN. WATER MAINS TO BE 8 INCH PIPE SIZE UNLESS OTHERWISE SHOWN. WATER & SEWER MAINS TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS.
14. ALL WATER MAINS TO BE PUBLIC. ALL SANITARY SEWER SHALL BE PRIVATE AND BE MAINTAINED BY THE OWNER UNTIL THE SANITARY SEWER SYSTEM CAN BE CONNECTED TO THE STEVENS CREEK TRUNK SEWER.
15. ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
16. EAVES, OVERHANGS, WINDOW SWINGS, DOOR SWINGS, AIR CONDITIONER UNITS ETC. MAY ENROACH OVER THE SETBACK LINES. ENROACHMENTS ARE NOT ALLOWED OVER PROPERTY LINES AND MUST CONFORM TO BUILDING AND LIFE SAFETY CODES.
17. ORNAMENTAL LIGHTING SHALL BE IN ACCORDANCE WITH L.E.S.
18. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION.
19. ALL DISABLED PARKING STALLS SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, (FEDERAL REGISTER/VOL. 58, NO. 144/RULES AND REGULATIONS).
20. ALL LAYOUTS SHOWN WITHIN THE USE PERMIT ARE CONCEPTUAL. SPECIFIC DETAILED PLANS WILL BE SUBMITTED WITH INDIVIDUAL SITE PLANS AS THEY ARE DEVELOPED AT TIME OF BUILDING PERMIT APPLICATION IN ACCORDANCE WITH CITY OF LINCOLN DESIGN STANDARDS.
21. TO THE BEST OF THE PROPERTY OWNER'S KNOWLEDGE, NO OTHER WETLANDS ARE LOCATED ON THE PROPERTY EXCEPT AS SHOWN.
22. ACCESS EASEMENTS WILL BE DEDICATED OVER OUTLOT "B" AT THE TIME OF FINAL PLAT.
23. NO DWELLING SHALL BE ALLOWED WITHIN THE PIPELINE PLANNING AREA AS DESIGNATED ON THE PLANS.
24. LOTS 1-7 SHALL SHARE PARKING IN OUTLOT "A" AND SHALL COMPLY WITH THE REQUIREMENTS OF THE UMC AT THE TIME OF BUILDING PERMITS.
25. IF APARTMENTS ARE PROPOSED INSTEAD OF COMMERCIAL USES, THE APARTMENT SITE PLAN MUST BE APPROVED BY ADMINISTRATIVE AMENDMENT.

## SEACREST & KALKOWSKI, PC, LLO

1111 LINCOLN MALL, SUITE 350  
LINCOLN, NEBRASKA 68508-3910

TELEPHONE (402) 435-6000  
FACSIMILE (402) 435-6100

KENT SEACREST  
E-MAIL: kent@sk-law.com

DANAY KALKOWSKI  
E-MAIL: danay@sk-law.com

February 26, 2015

David Cary  
Interim Planning Director  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508

RE: Development of Outlot A, Firethorn 17<sup>th</sup> Addition

Déar David:

Our office represents Firethorn Golf Company, L.L.C., the owner of Outlot A, Firethorn 17<sup>th</sup> Addition, Lincoln, Lancaster County, Nebraska (the "Property"), and FT Development Company, Inc. ("Developer"), who has a contract to purchase portions of the Property. Currently, the Property is zoned AGR and is part of Firethorn Special Permit No. 872. The conservation easement previously existing on a large portion of the Property has expired and Developer is ready to move forward with development of the released portion of the Property into residential, recreational facility and office uses. The portion of the Property still subject to the conservation easement will continue to be used for golf course. Developer is making the following applications and requests for development of the Property:

1. Annexation. Developer is requesting annexation of all portions of the Property not already annexed. In 2007, the City of Lincoln approved an Agreement Regarding the Annexation of Firethorn. Developer will be submitting by separate cover an Amendment and Restatement to the Agreement Regarding the Annexation of Firethorn that includes the Property.
2. Changes of Zone. Developer is requesting changes of zone that change the zone of the Property from AGR to R-1 and O-3, and also a change of zone from O-3 to R-1 for a small piece of property that is being traded with a neighboring property owner.
3. Amendment to SP872. Developer is requesting an amendment to Firethorn Special Permit No. 872 ("SP872"). The proposed amendment to SP872 adds eight single family lots and 34 townhome lots west of S. 91<sup>st</sup> Street. It also adds a new recreational facility that includes outdoor tennis, swimming pool, volleyball, putting greens and bocce ball, with an indoor fitness facility and restaurant, that permits the sale of alcohol for consumption on the premises. The amendment also adjusts the boundaries of SP872 to remove approximately 1.8 acres of the Property located at the southeast corner of S. 84<sup>th</sup> and Van Dorn and adds a small piece of property being traded with a neighboring property owner.

The single family and townhome lots being added to SP872 are a continuation of the existing Firethorn residential development. They will maintain the character of the existing Firethorn lots and will be governed by similar covenants. Consequently, Developer is requesting the following waivers for the new residential area added to SP872 that are consistent with waivers previously approved under SP872 for the existing Firethorn residential development:

- a. L.M.C. 26.27.020 - Request a waiver for sidewalks along the west side of S. 91<sup>st</sup> Street. S. 91<sup>st</sup> Street is an existing roadway that was part of SP872. It was designed and has been constructed without curb and with no plans for a sidewalk on either side. The previous waiver granted under SP872 should continue to apply to the west side of S. 91<sup>st</sup> Street. Sidewalks will be constructed within the townhome area along Birdie Run/Eagle View Way in the location identified on the cross-section shown on the plans.
- b. L.M.C. 26.27.090 - Request a waiver to allow street trees to be planted on private property. SP872 currently allows street trees to be planted on private property, so the City does not plant or maintain street trees within the current Firethorn development.
- c. L.M.C. 26.27.070 - Request a waiver for ornamental lighting. This waiver keeps the character of the existing development and is consistent with past additions to SP872.
- d. Design Standards Chapter 2.25, Section 3.6.2 - Request a waiver to require concrete curbs on both sides of the roadway. This waiver keeps the character of the existing development and is consistent with past additions to SP872. Birdie Run/Eagle View Way within the townhome area will be constructed with rollover curbs.
- e. Waiver to adjust the applicable setbacks to 0' for the front, rear and side yards of Lots 104 through 145. These lots are designed to only include buildable area and will be surrounded by an outlot.

Developer is also requesting a waiver to L.M.C. 26.23.130 to allow blocks in excess of 1,320 feet. Developing property around a golf course and wetland areas provides unique challenges in trying to meet the City's block length standards. In response to feedback from City staff, Developer has worked hard to show road connections within the new development area that minimize block length issues. The proposed amendment to SP872 shows a potential future road connection from the end of Eagle View Way in the townhome area extending to Firethorn Lane. In addition, the proposed plans show a private roadway connection extending from Firethorn Lane north around the existing maintenance facility to connect to the new private roadway that will extend through the proposed new office and recreational facility areas ("S. 88<sup>th</sup> Street"). There are multiple constraints that make locating and constructing S. 88<sup>th</sup> Street a challenge. Consequently, Developer is requesting the following waivers to the City Design Standards in Chapter 2.25 that will allow Developer to utilize the existing 24 feet wide rural roadway section that provides access from Firethorn Lane to the maintenance facility for the first leg of S. 88<sup>th</sup> Street and then extend S. 88<sup>th</sup> Street around the maintenance facility:

Section 3.3.2 Radius for Curves: Request a waiver to minimum centerline radius for curves on private roadways to be 75 feet.

- b. Section 3.5 Roadway Width: Request a waiver to minimum roadway width, measured from edge of pavement to edge of pavement to be 24 feet.
- c. Section 3.6.2 Roadway Cross-Section: Request a waiver to require concrete curbs on both sides of the roadway.

In keeping with the character of the existing road and to accommodate its extension, Developer is also requesting waivers to L.M.C. 26.27 for sidewalks, street trees and ornamental lighting along S. 88<sup>th</sup> Street.

4. New Use Permit. Developer is requesting a new Use Permit for Firethorn Corporate Center permitting 225,000 square feet of O-3 commercial uses on approximately 18 acres located at the southeast corner of S. 84<sup>th</sup> and Van Dorn Streets. This area is adjacent to office and golf course use to the south and the proposed recreational facility to the east. The site plan has been laid out to minimize impacts to existing wetlands and green space. The proposed office uses are consistent with the Comprehensive Plan and will provide a good transition for this area. Developer is requesting a waiver to adjust the applicable setbacks to 0' for the front, rear and side yards of Lots 1 through 7 within Firethorn Corporate Center. These lots are designed to only include buildable area and are surrounded by an outlot for parking and green space.

5. Amendment to Firethorn Addition Use Permit No. 107. In order to accommodate the proposed development of the Property, Firethorn Golf Company, L.L.C. and Firethorn Development Corp. have agreed to swap ownership of small .32 acre parcels of property adjacent to Lot 4, Block 1, Firethorn 17<sup>th</sup> Addition. This swap of property requires an amendment to adjust the boundaries of Use Permit No. 107.

6. Amend Conservation Easement. The swap of land between Firethorn Golf Company, L.L.C. and Firethorn Development Corp. also requires an amendment to the Declaration of Protective Covenants, Conditions and Restrictions Pursuant to the Conservation and Preservation Easement Act recorded in the Office of the Register of Deeds of Lancaster County, Nebraska on September 23, 1998 as Instrument No. 98-049864 (the "Declaration"), to remove .32 acres from the Declaration.

Enclosed please find the following:

1. Legal Description for Annexation;
2. City Application Form for Changes of Zone with legal descriptions attached;
3. City Application Form and Site Plan for Amendment to SP872;
4. City Application Form and Site Plan for new Use Permit;
5. City Application Form and Site Plan for Amendment to UP107; and
6. Application fees in the amount of \$5,534.76;

Brad Marshall at Olsson Associates will be submitting the plans to project docs.

We appreciate your consideration of the above requests and look forward to working with you on this exciting new development for the City. If you have any questions or need any additional information, please do not hesitate to contact me or Brad Marshall.

Very truly yours,



DANAY KALKOWSKI

For the Firm

Enclosures

cc (via email): Mark Wible  
Richard Youngscap  
Jon Camp

**LEGAL DESCRIPTION  
USE PERMIT AND CHANGE  
OF ZONE FROM AGR TO O3**

A TRACT OF LAND COMPOSED OF A PORTION OF OUTLOT "A", FIRETHORN 17<sup>TH</sup> ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M.; THENCE EASTERLY ON THE NORTH LINE OF SAID NORTHWEST QUARTER ON AN ASSUMED BEARING OF S89°49'29"E, A DISTANCE OF 100.07' TO A POINT; THENCE S00°10'31"W, A DISTANCE OF 53.39' TO THE NORTHWEST CORNER OF OUTLOT "A", FIRETHORN 17<sup>TH</sup> ADDITION, SAID POINT BEING ON A SOUTH RIGHT-OF-WAY LINE OF VAN DORN STREET; SAID POINT ALSO BEING **THE TRUE POINT OF BEGINNING**; THENCE S89°49'29"E, ON A NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 53.39' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 344.69' TO A POINT; THENCE N89°01'26"E, ON A NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 168.73' TO A POINT 50.00' SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE S89°49'29"E, ON A NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 50.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 708.52' TO A POINT; THENCE S00°10'31"W, A DISTANCE OF 21.62' TO A POINT; THENCE S30°00'00"E, A DISTANCE OF 380.76' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 07°36'31", A RADIUS OF 1,973.00', AN ARC LENGTH OF 262.01', A CHORD LENGTH OF 261.82', A TANGENT LENGTH OF 131.20', AND A CHORD BEARING OF S54°51'26"W TO A POINT; THENCE S51°03'10"W, A DISTANCE OF 94.98' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 48°17'59", A RADIUS OF 177.00', AN ARC LENGTH OF 149.21', A CHORD LENGTH OF 144.83', A TANGENT LENGTH OF 79.36', AND A CHORD BEARING OF S75°12'10"W, A POINT; THENCE N83°16'49"W, A DISTANCE OF 80.22', TO THE NORTHEAST CORNER OF OUTLOT "A", FIRETHORN 24<sup>TH</sup> ADDITION, SAID POINT BEING A SOUTH CORNER OF OUTLOT "A", FIRETHORN 17<sup>TH</sup> ADDITION; THENCE N89°36'34"W, ON A SOUTH LINE OF SAID OUTLOT "A", A DISTANCE OF 958.83' TO THE SOUTHWEST CORNER OF SAID OUTLOT "A", SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 84<sup>TH</sup> STREET, SAID POINT BEING 50.00' EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE N00°23'26"E, ON A WEST LINE OF SAID OUTLOT "A", SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 50.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 19.06' TO A POINT; THENCE N00°48'13"E, ON A WEST LINE OF SAID OUTLOT "A", SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 211.85' TO A POINT; THENCE N07°01'42"E, ON A WEST LINE OF SAID OUTLOT "A", SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A

DISTANCE OF 118.11' TO A POINT 65.18' EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE N00°23'26"E, ON A WEST LINE OF SAID OUTLOT "A", SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 65.18' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 200.13' TO A POINT; THENCE N45°17'53"E, ON A NORTHWEST LINE OF SAID OUTLOT "A", SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 49.70' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 780,822.29 SQUARE FEET OR 17.93 ACRES, MORE OR LESS.

Thursday, February 12, 2015

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